



Town of Stonington  
Economic Development Commission

152 Elm Street  
Stonington, Connecticut 06378

Request for Quote

“Circus Lot” Conceptual Landscape Design for Master Plan  
Quote Due No later than 4pm Friday, April 1<sup>st</sup> 2022

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*EDC Mission:  
To assist in the establishment of new business in Stonington; finding business locations; State of Connecticut and local assistance and incentives; introductions to area officials and business leaders; and area statistics and information.*

**Guidelines**

Respondent to submit cost and proposed deliverables for conceptual design for a waterfront park to be located on Lot 1-3-1 in Pawcatuck, CT.

**Background**

The “Circus Lot” is a 5.7 Acre parcel of land generally located behind the Pawcatuck Fire Department. This lot is detailed in Attachment A and can be located utilizing the Town of Stonington GIS.

Extending to the Pawcatuck River with over 550 feet of river frontage, it was originally clear-cut and utilized for the public when a circus came to town. At present, the lot has regrown and contains a significant number of invasive species.

This lot, though located in the Town of Stonington, is currently owned by the town of Westerly and was purchased from Stonington for the development of a wellhead. Ultimately, the site was not used for this and has been idle for nearly 40 years. The Town of Stonington has an opportunity to purchase this land back from the Town of Westerly and develop it for public use with water access. Ultimately, this conceptual design will be used to pursue funding for “shovel ready” design efforts and eventual park construction.

Thanks to a, \$4,000.00 federal National Wild and Scenic Rivers System grant passed through the Wood Pawcatuck Watershed Association along with Town funding set aside for the Circus Lot design project, the Town has \$6,000.00 of funding for this project. The Town has the ability to increase this budget to \$9,000 if deemed necessary to meet the goals of this proposal. Please note that while the scope of work proposed will be a significant factor in evaluating proposals, the fee proposals will also be a factor in evaluating and selecting a consultant for this project.

**Respondent Qualifications**

Respondents must hold an active Landscape Architecture license in the State of CT (“LAR” credential) and provide a Certificate of Insurance (COI), naming the Town of Stonington as an additional insured, with types of insurance and limits, as outlined in Attachment C to this document. Proposers should submit a proforma of the COI with those limits, at the time of proposal submission.

**Respondent Access to Property**

Firms may access the property prior to submitting a scope of work and quote through trails beginning at the end of Noyes Avenue in Pawcatuck. Any proposer wishing to walk the property should contact EDC member Jim Lathrop at (860) 912-7750 for information and/or a guided tour of the site.

### **Requirements**

Respondents to submit the following:

- **Cost** for their firms to complete conceptual designs for both Attachment A (Full Lot Design) and Attachment B (Half-Lot Design), incorporating survey findings the Town has secured previously that look at the site's topography and wetlands.
- **Description of the proposed graphics** including but not limited to drawings, presentations, animations, etc. that would be submitted as a conceptual design.

### **Design/Guidelines**

For your proposal to develop the graphics and cost estimates requested, please make sure your proposal includes consideration for the following design features if your firm is selected for this award:

- Parking at the entrance to the park at the end of Noyes Avenue; possible entrance and parking from a TBD entrance point off of Liberty to be shown as an option as well;
- Kayak/Canoe Launch
- Fishing and Sitting Areas
- Tables and Benches suitable for picnicking
- Park Signage
- Walkways along river and through park
- Removal of invasive plant species and replacement with native species
- Environmentally friendly, and ADA accessible walkways and parking area

Within your design, please consider the existing pumphouse *removable* and the raised earthen area around it available for distribution to different parts of the site or altogether removal based upon plans. Wetland's regulations will need to be incorporated if concept proposes any redistribution of soils/gravel around the site.

In your proposal, please also include allowances for the following:

- (1) 2-hour meeting with Town Staff and EDC members to review initial design
- (1) 2-hour public meeting to review conceptual design prior to final deliverable

### **Award**

On **Friday, April 8, 2022**, the selected respondent will be notified and provided a topographical CAD file for the site to assist in design. The awarded firm shall submit the following to the Town of Stonington not later than **Thursday, May 26**:

- **Graphics deliverable as bid considering BOTH the sites detailed in Attachments A and B** as detailed in response.
- **Cost and lead time for preparation of park "shovel ready" construction design** documents for **BOTH** Attachment A and B options. Please also include an option for project management.
- **ROM construction costs for BOTH Attachment A and B options** using commonly accepted design costing mechanisms along with any modification to formulaic (i.e., costs per square foot, etc.) ROM estimates specific to submitted conceptual design.

**Summary**

This Request for quotes is somewhat “open-ended” as different firms will propose different graphics schemes (and costs) as part of their deliverables. This “open-endedness” is intended. Decisions for awarding this quote will include:

- Graphics offered as a deliverable for creating an economically designed park and
- Price of the quote.

This is an important project for the Town of Stonington as it will allow public riverfront access and create an attractive public space for its residents and visitors.

We look forward to your efforts in imagining better space for the public to enjoy.